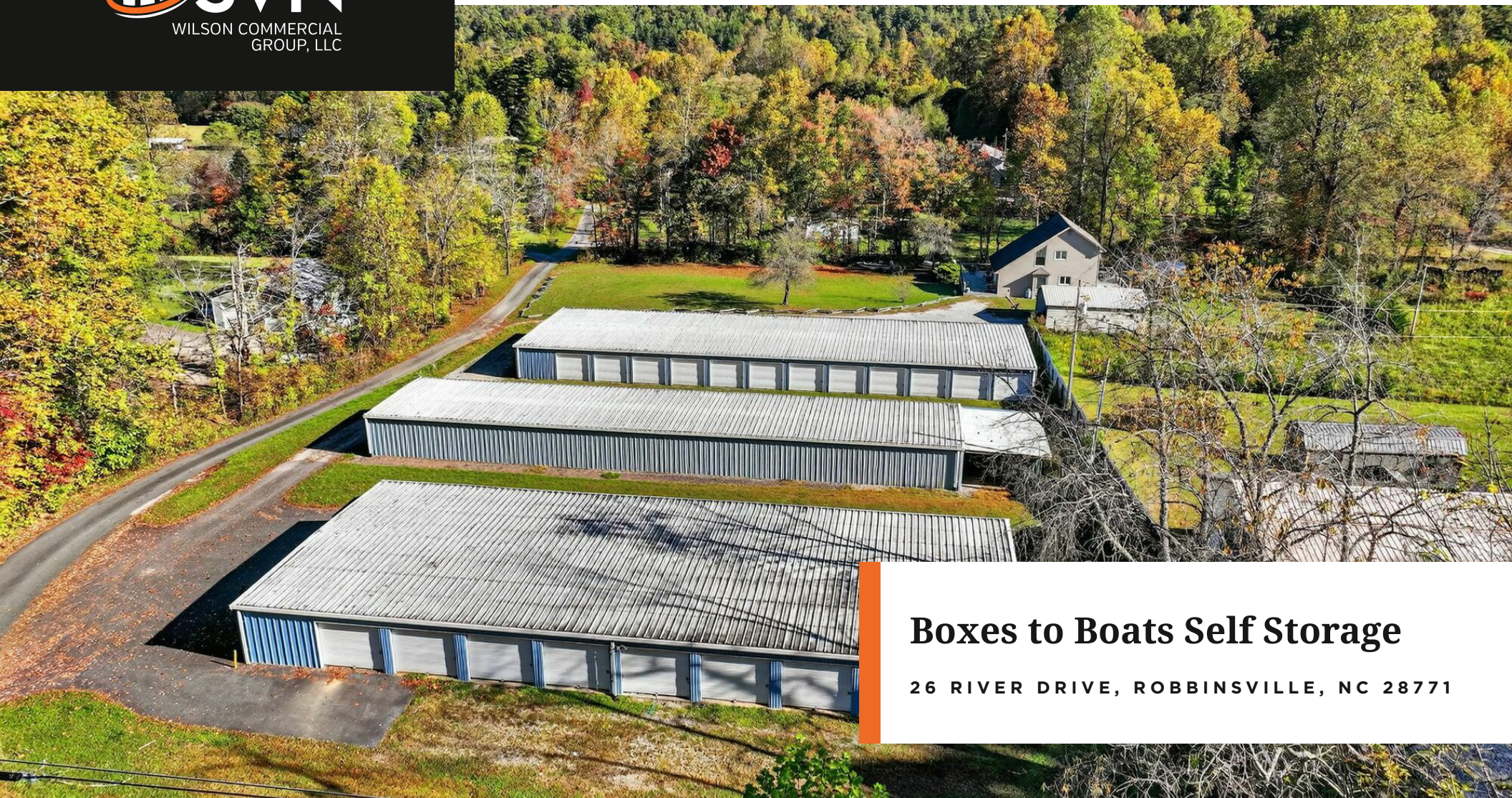




# Offering Memorandum



## Boxes to Boats Self Storage

26 RIVER DRIVE, ROBBINSVILLE, NC 28771





# Property Information





# PROPERTY SUMMARY

## BOXES TO BOATS SELF STORAGE

26 RIVER DRIVE  
ROBBINSVILLE, NC 28771

### OFFERING SUMMARY

SALE PRICE:	\$775,000
BUILDING SIZE:	12,650 SF
LOT SIZE:	1.13
PRICE / SF:	\$61.26



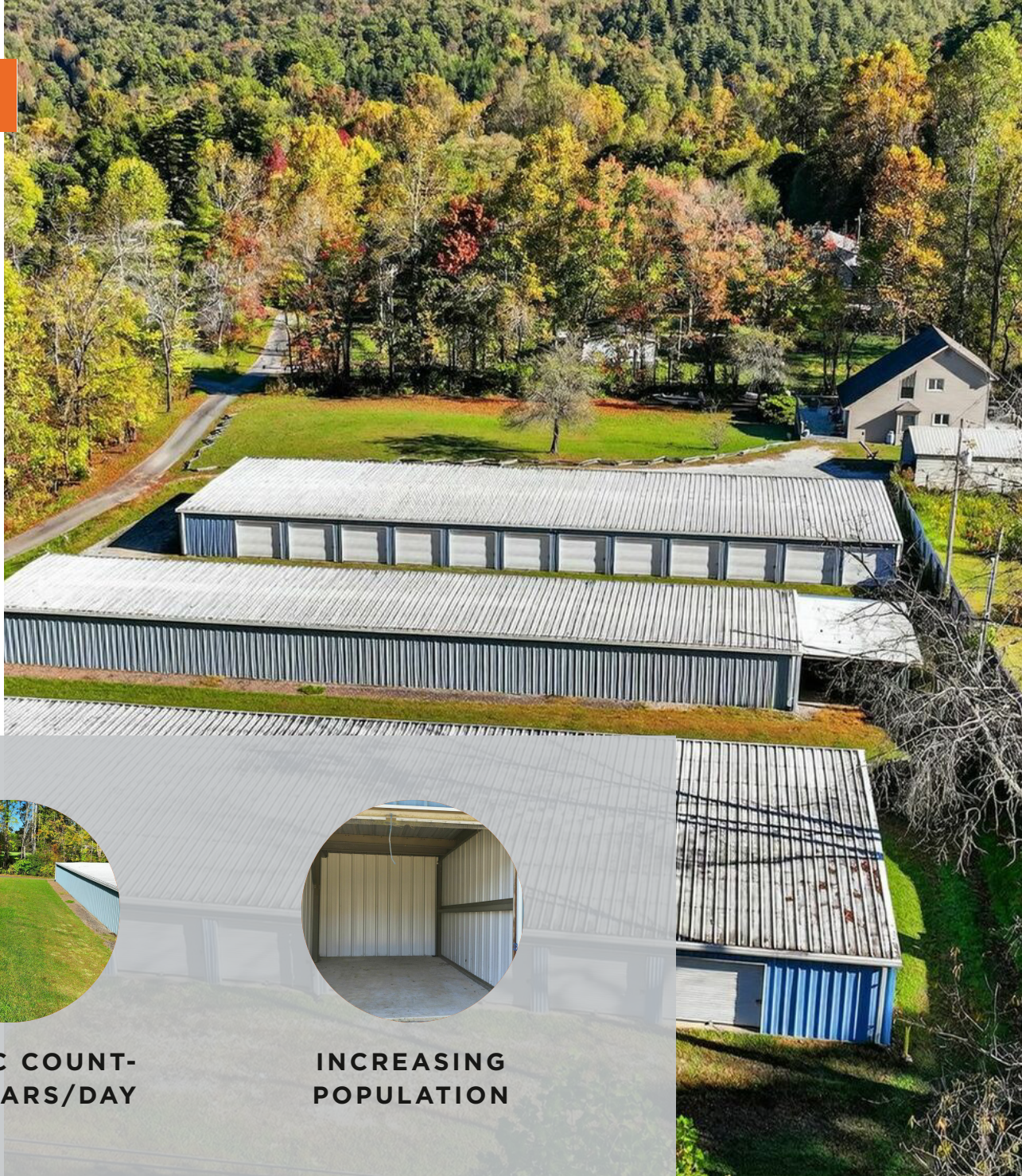
# PROPERTY SUMMARY

SVN and Self Storage Sales.com is pleased to present Boxes to Boats Self Storage located in Robbinsville, North Carolina. This property sits on 1.13 acres and is 12,660 sqft with 77 non-climate self storage units. The property is set up on remote management. Excellent opportunity to acquire self storage in a growing area.



## PROPERTY HIGHLIGHTS

- Set Up on Remote Management
- No planned developments in the 5 mile radius
- Low sqft/capita of 4.52



**REMOTE  
MANAGEMENT**



**TRAFFIC COUNT-  
8,000 CARS/DAY**



**INCREASING  
POPULATION**



## PROPERTY PHOTOS





An aerial photograph showing three large, rectangular metal storage units with corrugated roofs. They are arranged in a row in a grassy lot. To the left of the units is a gravel area. To the right is a grassy area with some trees and a road. In the background, there is a fence and more greenery. The text "Location Information" is overlaid on the image in a white serif font, underlined.

# Location Information

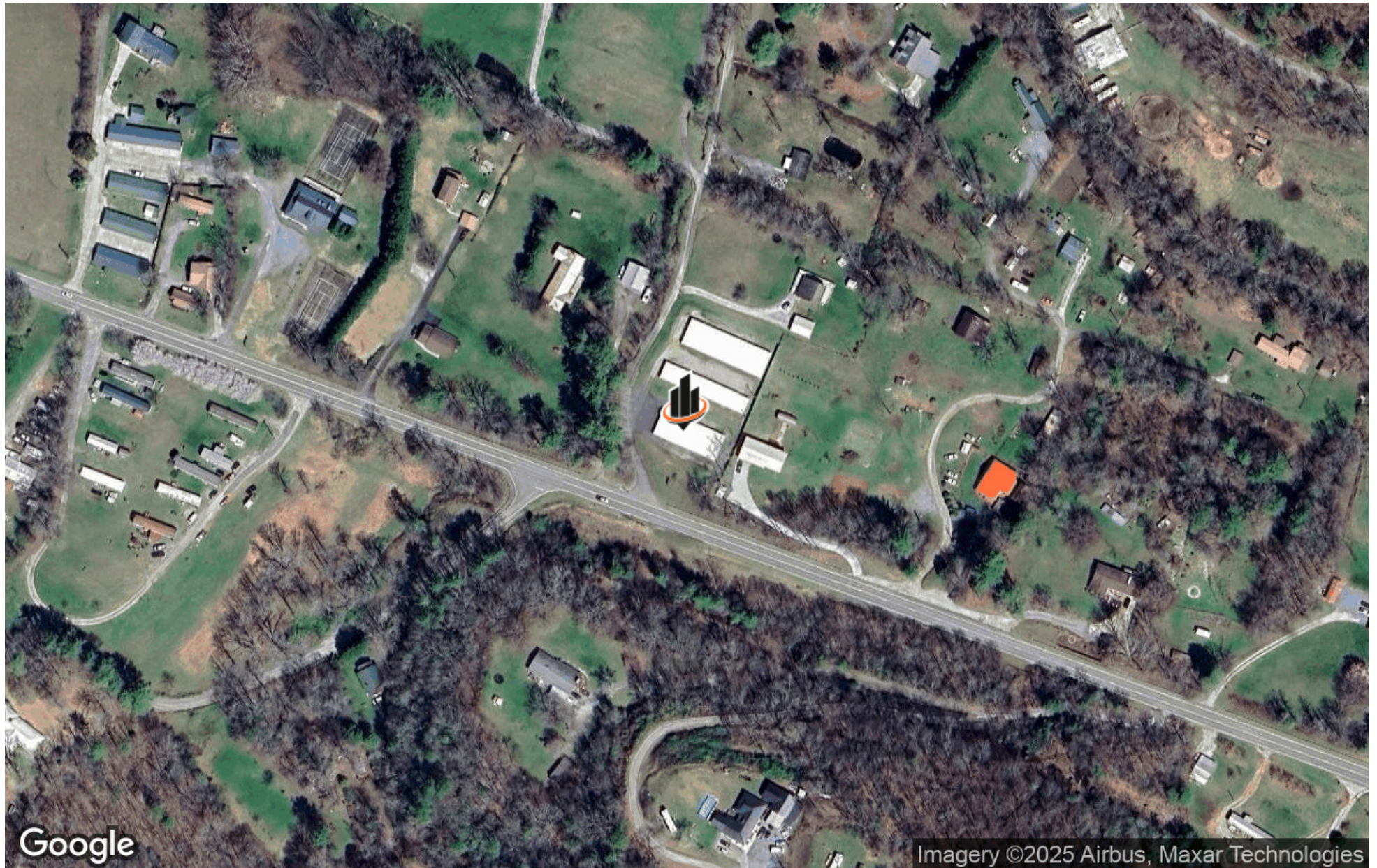


## LOCATION DESCRIPTION

Graham County is home to several major employers, including EcoKing Solutions, which is the largest employer in the county. The company, which specializes in biodegradable pulp tableware and food packaging containers, is investing \$80 million to establish its first United States-based manufacturing facility in Robbinsville. The investment is expected to create over 500 jobs in the area, significantly contributing to the local economy and workforce. Robbinsville, NC is located just 130 miles east of Chattanooga, Tennessee and 75 miles south of Knoxville.

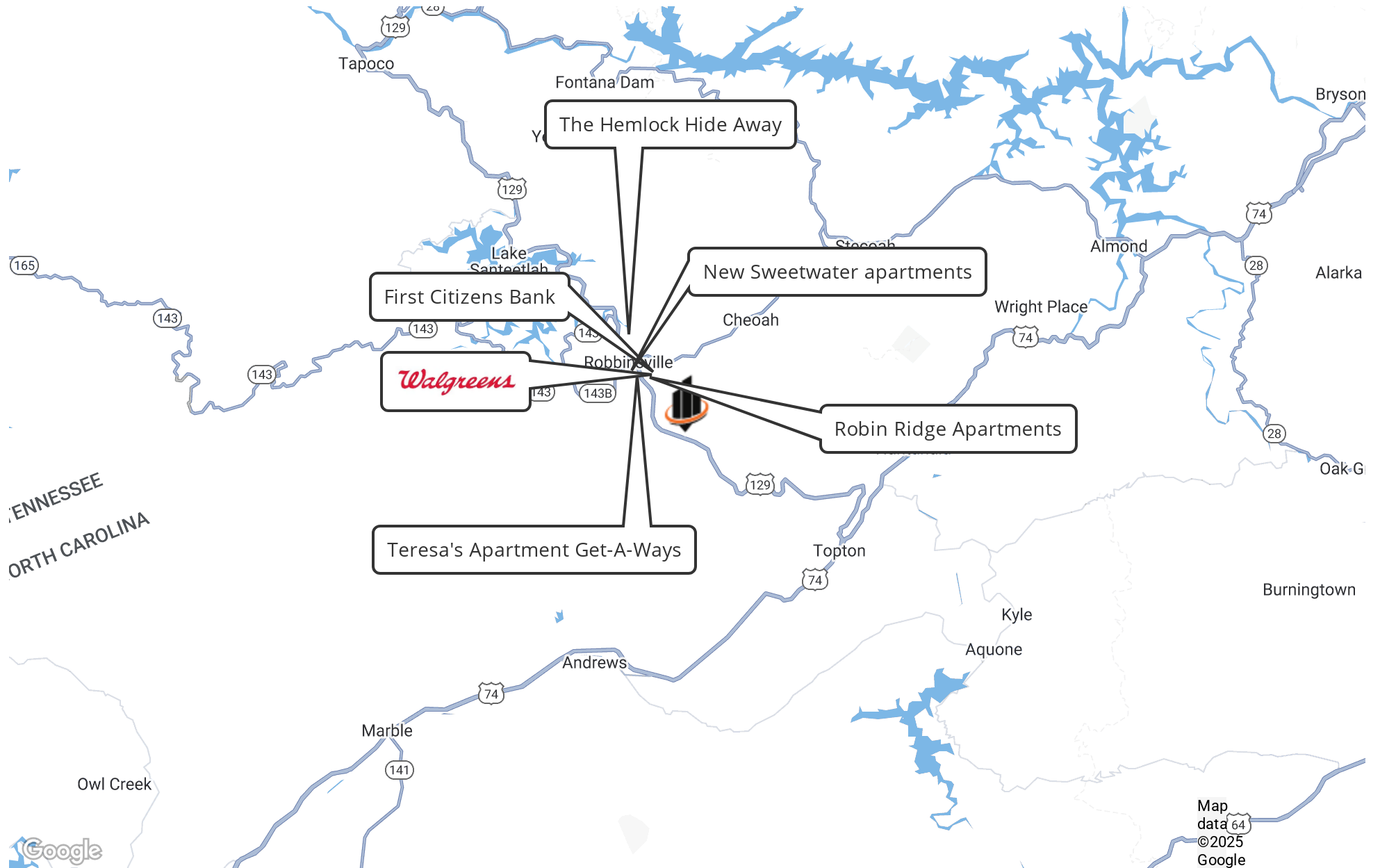


## AERIAL MAP



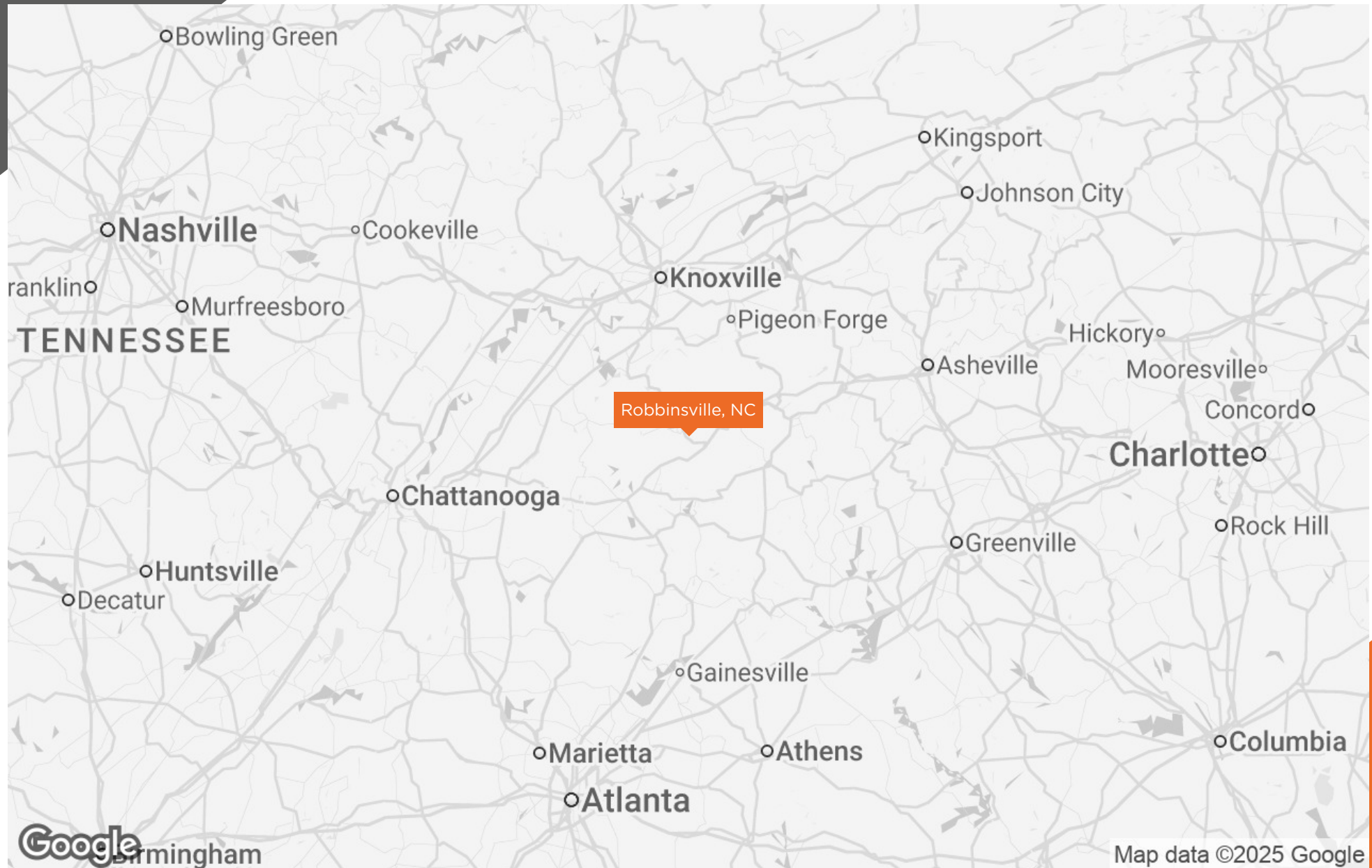


# RETAILER MAP





## REGIONAL MAP







# Financial Analysis



# Management Summary Report

## Management Summary Report for 8/31/2025

### Payments

	Day August 31	Week August 31 - September 6	Month August 2025	Year Jan - Aug 2025
ACH	\$0.00	\$47.50	\$47.50	\$340.00
Check	\$0.00	\$90.00	\$1,970.00	\$9,702.50
Credit Card	\$0.00	\$2,964.00	\$4,021.49	\$26,576.14
One-time ACH	\$0.00	\$125.00	\$0.00	\$0.00
One-time Credit Card	\$0.00	\$442.50	\$709.98	\$8,416.90
Other	\$0.00	\$0.00	\$0.00	\$26.00
Total	\$0.00	\$3,669.00	\$6,748.97	\$45,061.54

### Activity

	Day August 31	Week August 31 - September 6	Month August 2025	Year Jan - Aug 2025
Move Ins	0	0	4	16
Move Outs	0	0	2	17

### Sales

	Day August 31	Week August 31 - September 6	Month August 2025	Year Jan - Aug 2025
Auction Fee	\$0.00	\$0.00	\$100.00	\$100.00
Late Fee	\$0.00	\$40.00	\$120.00	\$690.00
Overlock Fee	\$0.00	\$0.00	\$20.00	\$80.00
Prorated Tenant Protection Fee	\$0.00	\$0.00	\$6.19	\$12.77
Rent	\$0.00	\$3,539.00	\$6,490.78	\$43,987.77
Tenant Protection Fee	\$0.00	\$0.00	\$12.00	\$96.00
Unallocated	\$0.00	\$90.00	\$0.00	\$95.00
Total	\$0.00	\$3,669.00	\$6,748.97	\$45,061.54

### Occupancy As of 8/31/2025 11:59PM

Occupancy	Units	Percentage
Available	13	16.9%
Unavailable	3	3.9%
Rented	61	79.2%
Total	77	100.0%



Boxes to Boats Storage Occupancy Analysis								
Size	# Units	# Occupied	sq ft / unit	sq ft total	Occupied sq ft	Av. Actual Price	Price	Gross Possible
10x5 (office)	1	0	50	50	0	\$0.00	\$150.00	\$150.00
10x5	20	6	50	1,000	300	\$56.25	\$60.00	\$1,200.00
10x10	1	1	100	100	100	\$75.00	\$80.00	\$80.00
10x15	18	18	150	2,700	2,700	\$82.44	\$85.00	\$1,530.00
10x20	13	13	200	2,600	2,600	\$101.02	\$110.00	\$1,430.00
10x20 (workshop)	1	0	200	200	0	\$0.00	\$175.00	\$175.00
10x25	22	22	250	5,500	5,500	\$118.98	\$140.00	\$3,080.00
20x25 (covered shed)	2	1	500	500	500	\$180.00	\$174.00	\$348.00
	78	61		12,650			MONTHLY	\$7,993.00
		79% Occupancy					ANNUALLY	\$95,916.00





# Demographics



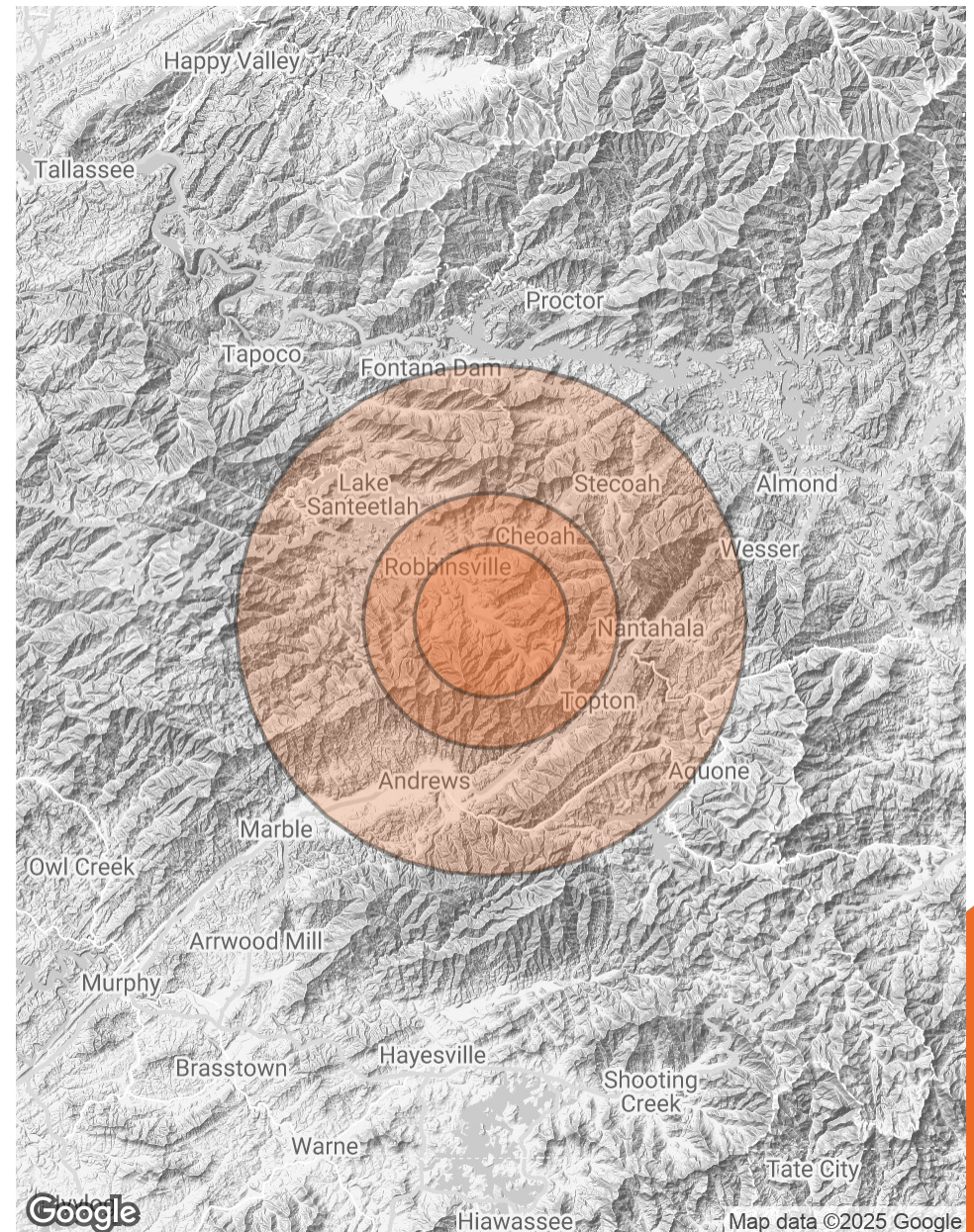
# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	2,636	4,913	13,207
AVERAGE AGE	44	44	45
AVERAGE AGE (MALE)	43	43	44
AVERAGE AGE (FEMALE)	45	45	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,067	1,995	5,526
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$60,250	\$62,834	\$68,358
AVERAGE HOUSE VALUE	\$156,447	\$160,932	\$185,763

Demographics data derived from AlphaMap







# The Team



## MEET THE TEAM



**Kristen Asman**

O: 614.370.9077

[kristen.asman@svn.com](mailto:kristen.asman@svn.com)

OH #658012934



**Mary O'Malley, CCIM**

O: 941.366.1136

[mary.omalley@svn.com](mailto:mary.omalley@svn.com)

FL #3396096



**Brayden Flint**

O: 704.966.9780

[brayden.flint@svn.com](mailto:brayden.flint@svn.com)





## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





# Collective Strength, Accelerated Growth

EASTON TOWN CENTER, 4200  
REGENT STREET, SUITE 200  
COLUMBUS , OH 43219



[SVNWILSON.COM](http://SVNWILSON.COM)